FIRST CHOICE
MOBILE NOTARY & APOSTILLE

(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

# How to Complete Your Florida Mortgage

Mortgage (Florida)

**INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.**

**About this form.** Florida real estate loans are secured by a **mortgage**. Use this form for a private, family, or seller-financed loan. The borrower signs it before two witnesses and a notary, and it is recorded.

1. **Fill in the top box (Page 1)**
   Enter who prepared the document, the return address, and the parcel ID number. Leave the box at the top right blank for the Clerk.
2. **Parties, loan, and property (Pages 1–2)**
   Name the mortgagor (borrower) and mortgagee (lender), and describe the note and property.
3. **Sign before two witnesses and a notary (Page 3)**
   Florida requires two witnesses for conveyances of real property, with their printed names and post office addresses. We can provide witnesses for an additional fee. Bring a current, government-issued photo ID.

## After It's Signed

- Record the original with the Clerk of the Circuit Court (official records) in the county where the property is located.
- Florida documentary stamp tax and intangible tax are due when a mortgage is recorded.
- Pair it with a signed Promissory Note. Homestead and consumer loans have additional rules; talk to an attorney.

**Need a Notary and Witnesses? We Come to You.**

Homes • Hospitals • Care Facilities • Offices • Available Anytime
Qualified witnesses available for an additional fee.

**Florida-Commissioned Notaries**

SCAN TO BOOK

**Questions about this document? Talk to an attorney.** Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Florida attorney. © 2027 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

YOUR FORM BEGINS ON THE NEXT PAGE

**Prepared by and return to:**

Name

Address

Parcel Identification Number

*Space above reserved for the Clerk of Court*

# MORTGAGE

(Florida)

This Mortgage is made

Date

MORTGAGOR (borrower): name(s) and address

MORTGAGEE (lender): name and address

Mortgagor's initials: _____



© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com

To secure payment of the promissory note dated

Note date | Principal amount ($) | Final payment due

the Mortgagor **mortgages to the Mortgagee**
the following described land in

County
Florida:

Legal description (attach Exhibit A if more space is needed)

Property address

1. Mortgagor will pay the note and all taxes and assessments, keep the property insured for the benefit of Mortgagee, and keep it in good repair.
2. If Mortgagor defaults, Mortgagee may declare the whole debt due and foreclose this mortgage as provided by Florida law.
3. Mortgagor is lawfully seized of the property and will warrant and defend title against all lawful claims, except matters of record.



© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com

Signed, sealed, and delivered in the presence of:

X
Witness 1 signature

Printed name

Post office address

X
Witness 2 signature

Printed name

Post office address

X
Mortgagor

Printed name

X
Mortgagor

Printed name

**NOTARY ACKNOWLEDGMENT**

**STATE OF FLORIDA** )
) **ss.**
**COUNTY OF** )

The foregoing instrument was acknowledged before me by means of

physical presence, or

online notarization,

this (date)

by (name of mortgagor(s))

Personally known, OR

Produced identification. Type of identification produced:

Type of ID

X
Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires



© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com